



GOLDINGTONS MANOR

Elms Hall Road, Colne Engaine, CO6 2JL

Guide price £1,100,000

**DAVID
BURR**



Goldingtons Manor, Elms Hall Road, Colne Engaine, Essex, CO6 2JL

Goldingtons Manor is a handsome country house enjoying a superb location on the edge of this sought after North Essex village. It sits in a substantial plot on a quiet lane surrounded by the rolling fields and woods of the beautiful Colne Valley yet is just 20 minutes from a mainline station and 30 minutes from Stansted. Built in the late sixteenth century and Grade II listed, this quintessentially East Anglian house has been cited by architectural historians as a perfect prototype of the first houses English settlers built in North America. Over recent years, it has been sympathetically extended and renovated to offer flexible accommodation over three floors, combined with charming original features.

A glazed and panelled door opens to the inviting reception hall which has Karndean flooring, attractive open stud work with herringbone brick infill to the side wall, and doors leading to the inner hall and off to the principal reception rooms. The dining room is situated to the front of the property and benefits from a dual aspect overlooking the grounds, and has a wonderful exposed oak frame on display, an impressive inglenook fireplace with a herringbone hearth and leaded windows looking back to the reception hall. A solid oak ledge and board door accesses the front entrance lobby with an adjacent door going to the drawing room. The drawing room is situated to the front elevation of the property with a dual aspect and also has wonderful views to the grounds and countryside beyond. There are impressive oak timbers on display to the walls and ceiling and a particularly impressive inglenook fireplace with a herringbone hearth, and an inset wood burning stove. Beyond this, to the rear of the property is a useful study which has oak flooring and views to the garden.

Housed in a later addition at the rear, is the impressive kitchen/breakfast room which is fitted with a range of bespoke handmade units with an attractive island unit and breakfast bar and views to the garden. Integral appliances include a 'Rangemaster' cooker, extractor and dishwasher. There are French doors from the breakfast area leading to a wonderful west facing terrace which is perfect for large scale family entertaining, and there is appealing Karndean flooring. There is space for an American fridge freezer adjacent to which is further storage. A door leads to a useful boot room which provides ample coat and boot space and this also has Karndean flooring, and a square arch leads to a practical utility room situated at the rear of the property, which is fitted with a range of floor and wall mounted units and has plumbing for a washing machine, space for a dishwasher and a single bowl stainless steel sink. Beyond this is a cloakroom which is fitted with a period style WC with high level system, pedestal wash hand basin and oak flooring.

Stairs rise from the inner hall to a beautiful split level landing which has open oak stud work and a window overlooking the garden to the west. The principal bedroom is situated to the rear of the property and is an absolutely stunning room with wonderful open views across rolling farmland. It has a part vaulted ceiling, a triple aspect and a range of bespoke built in wardrobes. There is a sliding patio door which leads to a delightful raised balcony which gives stunning views over the grounds and rolling countryside. There is a lavishly appointed ensuite bath/shower room which is fitted with a freestanding oval ended bath, vanity unit with rectangular sink, matching WC and a large walk in shower cubicle and electric underfloor heating.

There are three remaining bedrooms on this floor which are situated in the original part of the house and they are of a generous size and benefit from attractive views to the grounds and countryside beyond.

These are served by a lavishly appointed family bath/shower room which has a free standing oval ended bath with claw feet, a large walk in shower cubicle, and a vanity unit with oval sink and storage beneath and matching WC.

Stairs rise from the landing to a second floor which comprises an appealing study/games room which has exposed timbers to the walls and ceiling and a window giving fine views. Beyond this is an inner lobby with storage and a fifth bedroom with a part vaulted ceiling and a window giving views to the garden and a useful storage cupboard.

Outside

Goldingtons Manor is approached via twin five bar gates accessing an extensive gravel drive providing parking for numerous vehicles and in turn leading to a substantial detached outbuilding. The drive is flanked by an attractive dwarf brick wall adjacent to which is a path leading to the front door. Either side of the drive are densely stocked herbaceous borders which provide year round interest and colour and of note is a flowering cherry and magnolia. The grounds predominantly benefit from a south and west facing aspect enabling them to take advantage of the all day sun. They are distinctly segregated into informal and formal areas, and on the easterly aspect is an attractive wild flower meadow with mown paths and a number of mature specimen trees which include silver birch, oak and maple. These trees provide a wonderful dapple shade for the wildflower meadow. There is an attractive pond to the right of the drive which provides a focal point, and a haven for wildlife.

To the front of the house are large expanses of lawn and mature hedging to the boundaries, and an impressive oak tree which provides a focal point. To the west is an extensive sandstone terrace which is accessed from the kitchen/breakfast room which makes a perfect family entertaining space providing complete privacy and seclusion, and benefitting from the evening sunshine. This is flanked by an attractive white brick wall beyond which is a densely stocked herbaceous border which is stocked with a variety of bulbs, shrubs and perennials to provide year round interest and colour. To the rear of the house is a useful covered storage area and access to the boiler house, beyond which are raised vegetable beds.

There is a substantial outbuilding which provides garage space, workshop space, a studio and further storage space. This is fully equipped with power and light and has an overhang to the front to provide cover.

In all about 1.0 acre (sts).

The immaculately presented accommodation comprises:

Well presented manor house	Beautiful south facing garden
Idyllic location	Wildflower meadow
Characterful features throughout	Double garage, workshop & studio
Two reception rooms	In all about 1 acre (sts)
Five bedrooms and two bathrooms	NO ONWARD CHAIN

Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

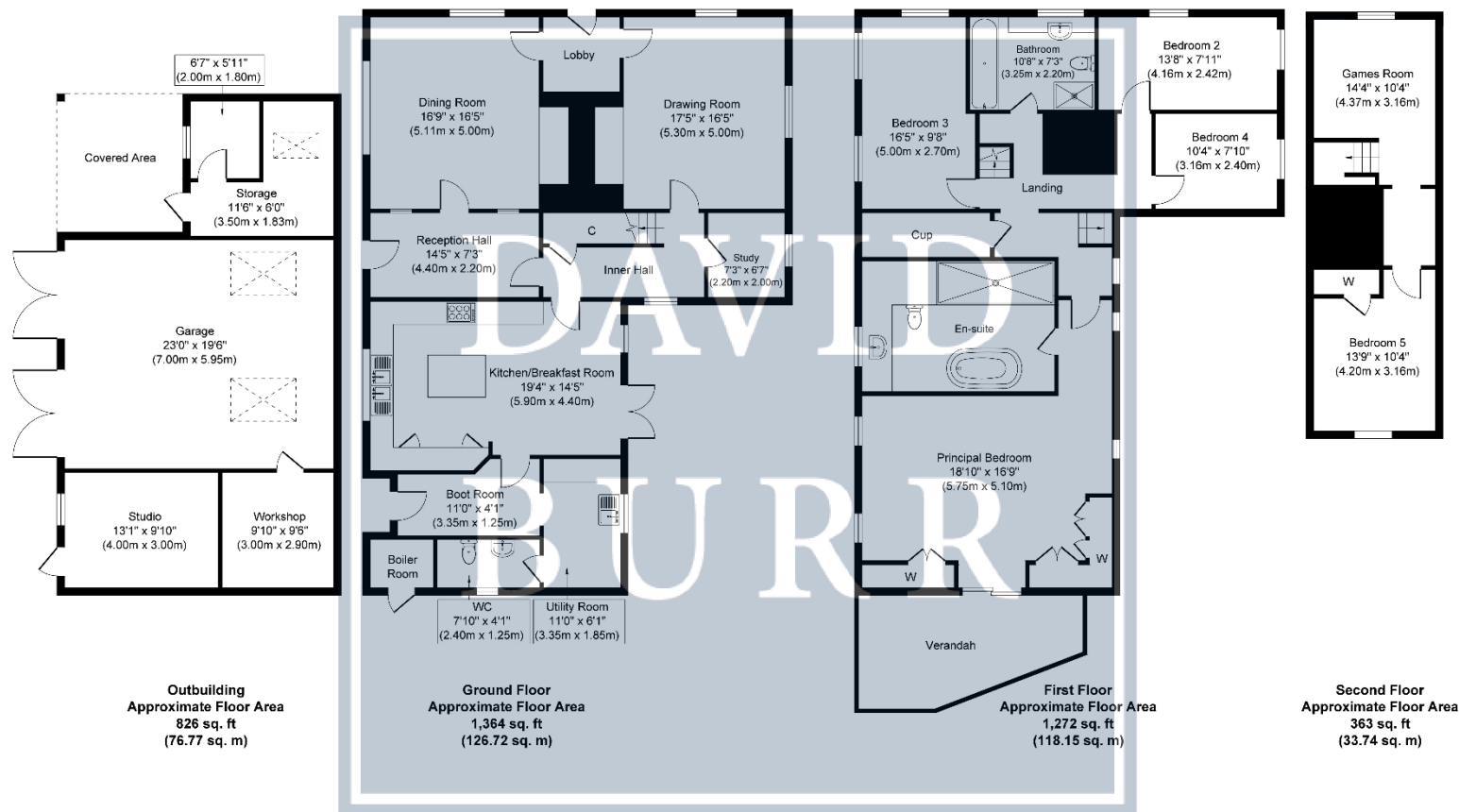
Access

Halstead 2 miles	Kelvedon train station approx. 21 minutes
Colchester 12 miles	Marks Tey train station approx. 20 minutes
Braintree 10 miles	M25 J28 approx. 50 min
Stansted Airport approx. 30 mins	









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: N/A Council tax band: G

Tenure: Freehold List Entry Number: 1169836

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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**DAVID
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